



SHADY OAK RETAIL CENTER

6399-6407 City West Parkway | Eden Prairie, MN 55344

Confidential Endcap Restaurant Space For Lease In Eden Prairie

Confidential Space Available:

- Suite 6405-1b: 1,800 sf (currently occupied, yet available)
- 2024 CAM: \$5.72 psf and Tax: \$3.07 psf
- Lease Rates: \$22.00 psf Net

Highlights and Features:

- Confidential endcap space
- Current restaurant space
- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- United Health 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak tenants include Bay Leaf Indian Cuisine, City West Fan Man, TC Running World, Jimmy John's, Advance Services, Haven Asian Eatery, Stretch Labs, and T.J. Hooligan's



Demographics and Traffic Counts:

- Average Population: 1 mile - 2,949, 3 miles - 60,443, and 5 miles - 199,106
- Average Household Income: 1 mile - \$129,721, 3 miles - \$131,756, and 5 miles - \$137,021
- Traffic Counts: Shady Oak Road North - 15,900 vpd, South - 14,800 vpd, Hwy 62 West - 29,000 vpd and Hwy 62 East - 31,000 vpd



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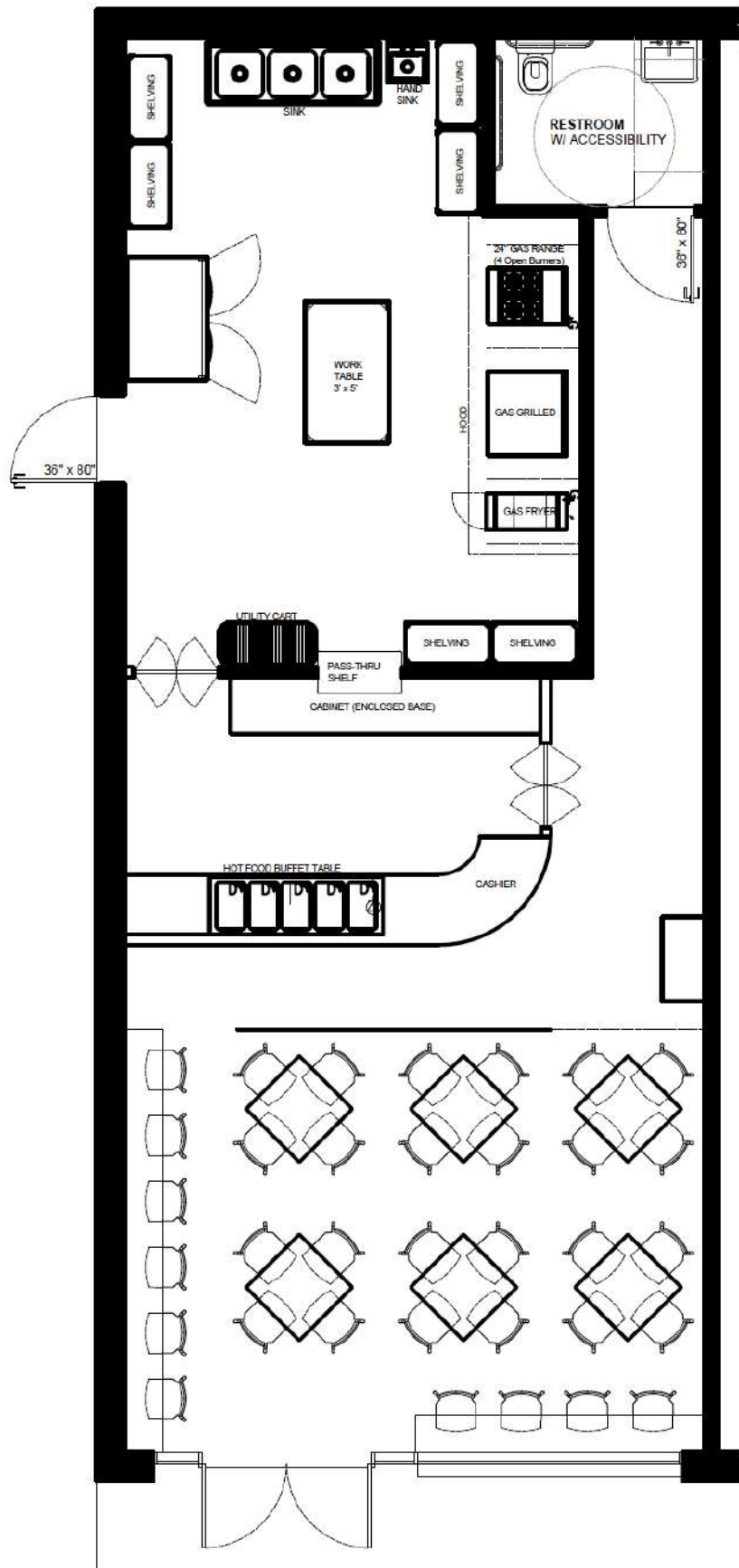
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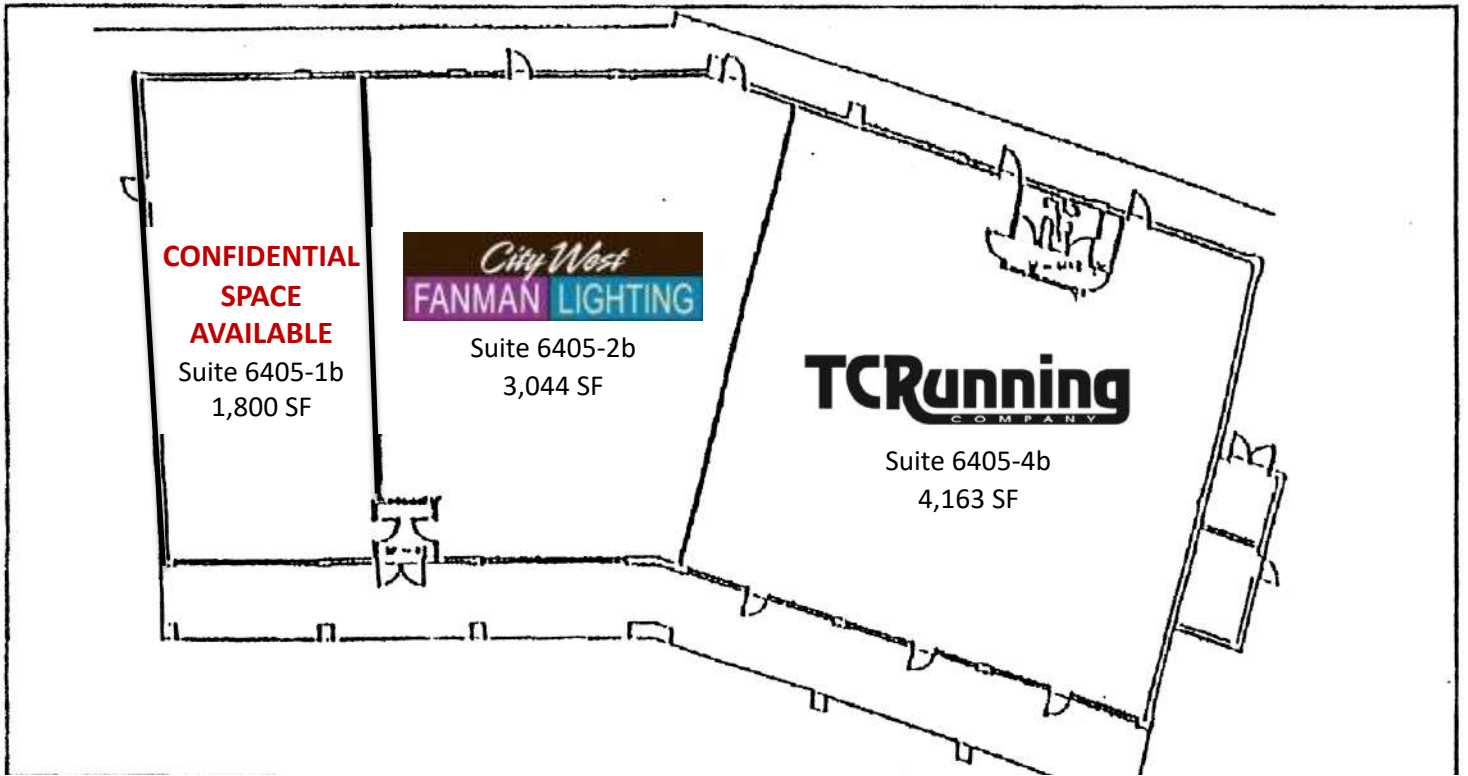
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Space Plan



Building Plan B



Map



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